

LEGAL DESCRIPTION
ALL OF PN 60-01-08-12-000
at 2145 Three Towers Road (T-389)
Chandlersville, Ohio

Situated in the Township of Salt Creek, County of Muskingum, and State of Ohio, being part of the Northwest Quarter of Section 8, Township No. 13 North, Range 12, conveyed to Cynthia Ann Hammersley (Vol. 3070, Pg. 50), bounded and described as follows:

Beginning at a found and used stone at the southwest corner of the northwest quarter of Section 8,

Thence N 37°56'42" E, 2644.22 feet to a set Mag nail at the southeast corner of a parcel conveyed to Theresa D. Kopchak and Randall A. Kopchak (Vol. 2820, Pg. 43) on the centerline of Three Towers Road (T-389), and also being the True Point of Beginning at the southwest corner of the parcel herein described in the following 6 courses:

Course 1: Thence along the east line of said Kopchak parcel, N 16°14'07" E, passing a found and used for line 5/8" iron rod at 23.57 feet, a total distance of 242.35 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the northwest corner, also being the northeast corner of said Kopchak parcel and along the south line of a second parcel conveyed to Cynthia Ann Hammersley (Vol. 3071, Pg. 670);

Course 2: Thence along the south line of said Hammersley second parcel, N 86°00'17" E, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at 204.63 feet, a total distance of 229.63 feet to a set Mag nail at the northeast corner along the centerline of said Three Towers Road, also being the southeast corner of said Hammersley second parcel;

Course 3: Thence along said centerline, S 39°42'28" W, 210.54 feet to set Mag nail at an angle point;

Course 4: Thence continuing along said centerline, S 52°34'54" W, 77.30 feet to set Mag nail at an angle point;

Course 5: Thence continuing along said centerline, S 68°14'14" W, 98.78 feet to set Mag nail at an angle point;

Course 6: Thence continuing along said centerline, S 71°15'14" W, 9.70 feet to the True Point of Beginning, containing a total area of 34,598.12 square feet, or 0.7943 acres and subject to all legal highways, easements, reservations or restrictions of record, if any.

All of PN 60-01-08-12-000

The intent of this legal description and survey is to retrace and describe this parcel as required by the Muskingum County Auditor's Office on January 15, 2002.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (no trans), holding found and used monumentation as shown on the survey to establish an observed bearing of N 86°00'17" E along the north line of the subject parcel.

This legal description is based on an actual field survey performed in July of 2025.

Prepared by Robert M. Ruffing, PS 8423 in August 2025.

Mac.ruffing@exactaland.com

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DESCRIPTION
APPROVED

By: D.M. Barnhard
8-26-2025



2507.3540
BOUNDARY SURVEY
MUSKINGUM COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓐ-FD AXLE AS NOTED
- ⓓ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC-ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC-CONCRETE
- C/L-CENTERLINE
- D.H-DRILL HOLE
- D/W-DRIVEWAY
- E.P-EDGE OF PAVEMENT
- GAR-GARAGE
- INSTR-INSTRUMENT
- O.L-ORIGINAL LOT
- O.R-OFFICIAL RECORD
- P.N-PARCEL NUMBER
- P.O.B-POINT OF BEGINNING
- P.O.L-POINT ON LINE
- RES-RESIDENCE
- R/W-RIGHT OF WAY
- PG-PAGE
- S.B.L-SET BACK LINE
- S/L-SUBLOT
- S.F-SQUARE FEET
- T.P.O.B-TRUE POINT OF BEGINNING
- V.F-VINYL FENCE
- V/L-VACANT LOT
- WF-WOOD FENCE

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

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Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ON THE ADJACENT PARCEL TO THE NORTH (PN 60-01-08-11-000) TO ESTABLISH A BEARING OF N 86°00'17" E ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

DOCUMENTS USED:

- DEED VOLUME 681, PAGES 134-136, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MUSKINGUM COUNTY TAX MAPS/GIS.



SURVEY OF
ALL OF PN 60-01-08-12-000
KNOWN AS
2145 THREE TOWERS ROAD (T-389)
CHANDLERSVILLE, OHIO
IN THE TOWNSHIP OF SALT CREEK, COUNTY OF
MUSKINGUM AND STATE OF OHIO, BEING PART OF
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP
13, RANGE 12.

PN 60-01-08-11-000
CYNTHIA ANN HAMMERSLEY
VOL. 3071, PG. 670

PN 60-01-08-14-001
THERESA D. KOPCHAK
RANDALL A. KOPCHAK
VOL. 2820, PG. 43

SUBJECT PARCEL
PN 60-01-08-12-000
CYNTHIA ANN HAMMERSLEY
VOL. 3070, PG. 50
AREA = 34,598.12 S.F.
= 0.7943 AC.

PN 60-01-08-11-000
CYNTHIA ANN HAMMERSLEY
VOL. 3071, PG. 670

PN 60-01-08-23-000
THEODORE L. QUINN
DONALD F. QUINN
VOL. 1647, PG. 50

DESCRIPTION
APPROVED

By: *D.A. Barnhard*
8-26-2025

LANDMARK

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE 8-5-2025
WWW.LANDMARKSURVEY.COM
JOB NO. 2507.3540

